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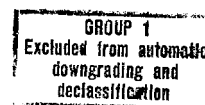
29 JUL 1968

25X1A MEMORANDUM FOR: [REDACTED]
SUBJECT : Real Estate Survey

1. The Executive Director in a memorandum of 26 July 1968 has established the task force for real estate survey. Action by the task force together with recommendations is to be completed by 31 October. A starting point in your survey will be the information that has been developed in the Office of Logistics space utilization inventory and survey to be completed by 1 August. I purposely made the terms of reference of your survey rather broad so that you could include consideration of both the present and the future.

2. For your consideration I would suggest you keep these thoughts in mind. The pressures for space and increasing costs will at some time in the near future make our holdings in the Rosslyn area unrealistic. In the interim we may well have the opportunity to move into this general area of Virginia which may offer better building facilities, adequate parking for employees and other factors which will improve the general working conditions. In this regard the chances of our continuing to hold on to the building which houses our [REDACTED] 25X1A [REDACTED] would appear to be doubtful and perhaps we can consider now what alternative locations are available to us.

3. The proposed special purpose building on the Langley site has twice been included within the Agency budget but has been excluded from our submission to the BOB. We did, however, make mention of this proposal in our program memoranda to the BOB so it is a matter of record. Obviously a special purpose building at Langley offers solutions to many of our future problems. The possibility, however, of obtaining authorization and funds is, in this climate, very doubtful and this may not become a reality for up to 12 years. This is my own estimate but I am thinking in terms of the cessation of the Vietnamese War, a period of economic readjustment before an authorization could be expected for building purposes and then a lead time necessary to design and construct such a building.

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4. I attach hereto for your consideration a letter dated July 18, 1968 from Mr. Donald Bozarth, Director, Current Planning and Programming, National Capital Planning Commission together with two booklets, The Proposed Comprehensive Plan for the National Capital, 1967; and The Regional Development Guide, 1966-2000. As will be noted in Mr. Bozarth's letter he indicates that the three buildings we have at 23rd and E Street are earmarked for the Mall area as part of the setting for the Kennedy Center for the Performing Arts. As you know this area has been the subject of inquiry by agencies interested in utilizing this space for the last 7 or 8 years. Any action on their part has been constrained by the hold-down on expansion and construction but I feel now that the pressures will greatly increase and it is just a question of time before we are forced to vacate these buildings.

5. A factor in your planning for the future and the possible relocation of activities will be influenced by the rapid improvements in the various forms of communication media. These facilities can in many instances almost eliminate the problems of geographic separation and I suggest that you include briefings by the Office of Communications as to present communications planning and future probabilities in the communications field.

6. Most of the above has been predicated on a look at the future and it is important that we do have a plan to this end. One of the very important aspects of your task force consideration is the review of our present real estate holdings and whether they are truly justified. There is a real possibility that some of these separate activities could be consolidated at one location and thereby conserve on-going costs and perhaps personnel by the common usage of power, centralized communications, machine testing and maintenance facilities, laboratories, machines, maintenance shops, etc.

7. I ask that you work closely with the Director and Deputy Director of Logistics, the Chief of the Real Estate and Construction Division and the Logistics Planning Staff because many of these points have been matters of on-going consideration and are backed up by some studies and inquiries in this field.

25X1A


R. L. Bannerman

Atts.

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NATIONAL CAPITAL PLANNING COMMISSION

WASHINGTON, D.C. 20576

IN REPLY REFER TO:

DD / S R D U T S T R Y

FILE *Bldg 6 5*

ALL

Mr. Robert Bannermen
Deputy Director for Support
Central Intelligence Agency
Washington, D. C. 20505

*MENTIONED AT
EX COM
29 JUL 68
RLB*

Dear Mr. Bannermen:

Thank you for your assistance in regard to our questions about the future utilization of the Bureau of Public Roads site adjacent to your headquarters and the future potential for additional federal employment in the Langley area. Mr. John Coffee was most helpful and I would like to express my appreciation to you both.

We are enclosing three copies of the Commission's Proposed Comprehensive Plan for the National Capital. I call your particular attention to the section of the plan dealing with federal employment plans and programs for the National Capital Region. There are perhaps two aspects of the plan and the studies that lead to the plan which should be of particular interest to your office, as follows:

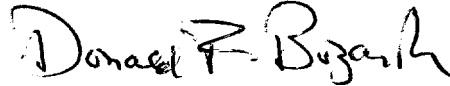
1. The 1985 employment projections for federal civilian employment allocate an additional 2,000 federal employees in the Langley area--on the Bureau of Public Roads site. This figure is preliminary in nature but is based upon access-egress studies and transportation limitations on the expansion of federal employment in this area. From our discussions with the Department of Transportation, we have learned that they envision an increase in employment on their site from 150 to some 500 in years to come. We understand that the CIA will possibly eventually expand on its own site and increase its total employment by consolidating staff now occupying leased space. It would therefore appear clear that all of the 2,000 additional employees that can be accommodated in this location should be assigned to the existing user agencies.

- 2 -

Among the many proposals in the proposed Comprehensive Plan, the Commission has recommended that the old Naval Observatory Hill at 23rd and E Streets, N. W. be cleared of existing office buildings and become part of the park system--as an extension of the Mall and as part of the setting of the John F. Kennedy Center for the Performing Arts. We understand that CIA is a tenant in several GSA buildings on this site. In order to eventually accomplish this objective, these facilities will need to be relocated.

Thank you again for your assistance and cooperation. If we, in turn, can be of any future assistance, please do not hesitate to call upon us.

Sincerely yours,

A handwritten signature in dark ink, reading "Donald F. Bozarth". The signature is written in a cursive, slightly stylized script.

Donald F. Bozarth, Director
Current Planning and Programming

Enclosures